

Lake District 4 Units

179 20TH AVENUE

San Francisco, CA 94121

PRESENTED BY:

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CalDRE #00696127

179 20TH AVENUE



OFFERING SUMMARY

SALE PRICE:	\$1,999,000
NUMBER OF UNITS:	4
LOT SIZE:	3,000 SF
BUILDING SIZE:	3,776 SF

PROPERTY DESCRIPTION

Introducing 179 20th Avenue, an exceptional investment opportunity in San Francisco's coveted Lake Street District. This well maintained apartment building, built in 1965, offers 4 spacious units, with 2 currently vacant, terrazzo entry, parking for 4 cars and ADU potential. Each unit has 2 full bathrooms. Zoned RH2, this prime location presents an unmissable prospect for the savvy investor, partners or multi-generational owner occupants..

PROPERTY HIGHLIGHTS

- Excellent Lake District Location
- Large Units
- 2 Units Vacant

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RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT
1 vacant	2	2	\$3,700	\$3,700
2	2	2	\$1,406	\$3,700
3 vacant	2	2	\$3,700	\$3,700
4	2	2	\$2,314	\$3,700
TOTALS			\$11,120	\$14,800

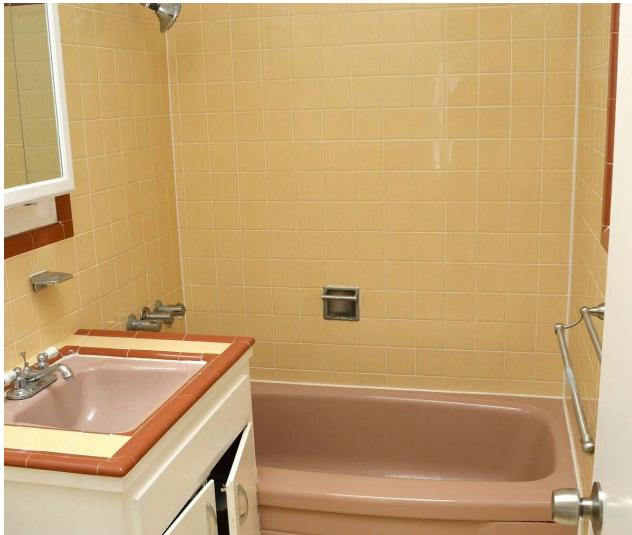
Stated rent is estimated market rent. Market rent depends on the quality of finishes, improvements to the unit and current market conditions. Buyers should use their own estimates for market rent.

The information contained herein has been obtained from sources we deem reliable but is not guaranteed. Prospective purchasers are advised to independently verify accuracy and to review disclosure information on file with this office.

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ADDITIONAL PHOTOS



KEVIN D. CHIN, CCIM

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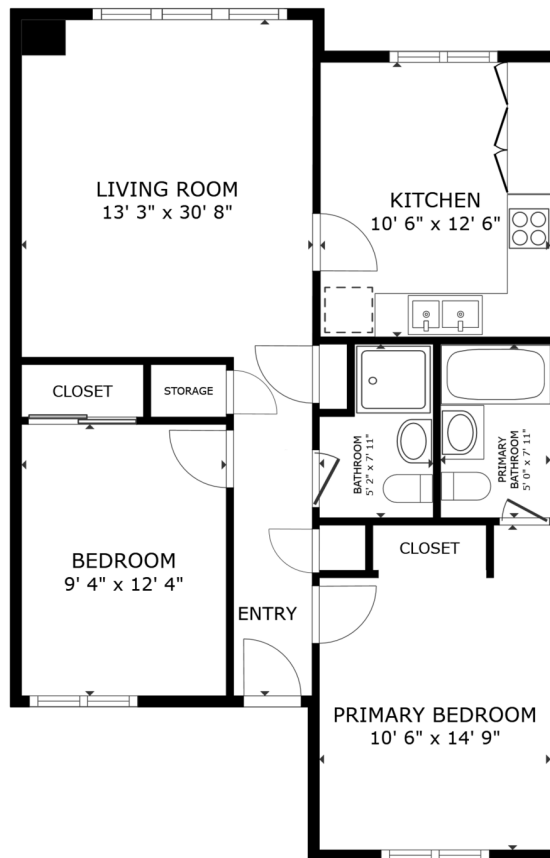
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4

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TYPICAL FLOOR PLANS



FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 790 sq.ft.
TOTAL : 790 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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